

MODERN MARKET ESTIMATION OF LANDS

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Land is one of the most universal natural resources and national riches. The general landed fund of Ukraine makes about 603,6 thousand of sa.km, from which 71,2% make agricultural land, mainly agricultural land lands which occupy almost 70% territories of Ukraine. They are concentrated on territory unevenly. On arable lands (plough-land) in the structure of agricultural land lands is about 76% that testifies a high ploughing of territory of Ukraine. After this index Ukraine takes first seat in Europe. The varieties of the black-lands prevail in the structure of the ground cover of Ukraine. 25% of the world lands are black. In Ukraine the index of material well-being of agricultural lands makes 0,8 ga on one habitant, from them 0,65 g is plough-land. The landed reform was expediently conducted. According to it there was an allotment of agricultural lands. So the lands become private.

That is why the landed question is actual now, such for a long time most Ukrainian lands of were not necessary for people and did not have to 1995 money estimation, but today, when a price grew on them, demand was accordingly multiplied. Now a moratorium operates on the sale of land, it he does not lock the transactions of shadows with land. There is change of purposely setting which allows the sale of land for uncompleted and unfair price. Now near 20% of arable lands of Ukraine polluted by heavy metals, over 4, 6 me.ga of agricultural lands tested influencing of accident of one of the most powerful nuclear station. Also soil annually is contaminated by pesticides and by other toxic matters that worsens the ecological state of agricultural lands and hinders in a receiving ecologically clean and high-quality raw material, for the production of child's and dietary food stuffs. That is why it is necessary to save land from pollution, change of a special purpose setting, not sanctioned privatization and illegal sale which after removal moratoriums will cause demand for foreign buyers. This time the sale of land is which easier it was agricultural, but now it can be used under building or industry. According to the Landed Code of Ukraine land can change its use from agricultural land in industry or under building in case when she is exhausted and can't be used for planting (In obedience to 20 Low of Ukraine). The principle of the landed legislation is providing of the rational use and saving of the land.

There is a question : why in our the countries purposely use of land changes very quickly and land is considered exhausted, when it could be used for growing agricultural crops, but not to use it as in the article 23 said, that agricultural land is considered to be of higher priority than other and is not used for other usage.

A necessity in the estimation of the land resources arose up with beginning of agrarian reform in Ukraine. Existing to that moment the indexes of economic evaluation of land (bonitet and economic) stopped to satisfy a modern market. Due to their help it is impossible to decide the question of taxation of land users, cost of sale of land, size of rent, etc. That is why there was a money and market estimation of land. Money estimation is the basis for determination of land-tax and rent for land, market is a market price, for agricultural land she is absent, but for changed it has its own purposely set. In July 1995 the money estimation of agricultural lands of Ukraine was carried out, in accordance with the developed method of money estimation (ratified by the decision of Cabinet Ukraine on March, 23, 1995 № 213)

Table 1 - Money estimation of agricultural lands of natural areas of Ukraine, UAH / ga *

Zone	agricultural lands	Plough-land	Zone	agricultural lands	Plough-land
Steppe	3592	3761	Sumy regions	3126	3494
Dnepropetrovsk regions	3514	3862	Polissya	2848	3065
Forest-steppe	3799	3977	Ukraine	3543	3734

*In accordance with the decision of Cabinet Ministry of Ukraine May, 12 in 2000 №783 from and January of 2000 the money estimation of agricultural lands, resulted in table1, is indexed on the coefficient of 01.01.2009 3,022.

There is a market estimation of land, which it's changed purposely set. Due this change the market value of land accounts after Low of Ukraine «About the estimation of lands» by three methods.

Lands of not agricultural land use have a far higher price than the cost of allotment. That is why there is a necessity in the calculation of economic difference between these two estimations of the same land.

This difference is the loss of agricultural society and proprietors of allotments, it makes

$L = P_1 - P_2$, where

L-the loss to the proprietor of allotment after a change of a special purposeset, P_1 -money estimation of this allotment (table 1), P_2 -market price of this allotment with the changed purposely set.

As an example let's look at the lands of Sumy Regions(Possibly, that 100\$=770 UAH):

$P_1 = 3126 * 3,022 = 9446,772$ of thousand UAH

$P_2 = 111,111$ pressed. \$=85554,7 thousand UAH <http://www.sumi.etag.com.ua/kup-4.html>

$L = 9446 - 85554,7 = -76108,7$ thousand UAH

Calculating the loss we see that the proprietor of allotment loses the a lot of money, which he could get. That is why there is a necessity in the improvement of the Land Code of Ukraine and legislative base, with clear explanation, what types of purposely set exist, and due to which circumstances it changes. Also it necessary to strengthen control after the market of non agricultural land, tracing in what way land as a good gets there and what principles it is sale and what was the previous use. To improve the system of estimation of lands, that the proprietors of land couldn't have economic losses. But indeed to main principle of the land legislation: providing of the follow saving of land.

